



**3112, 755 Copperpond Boulevard SE
Calgary, Alberta**

MLS # A2291187



\$269,800

Division:	Copperfield		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	766 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, See Remarks	Sewer:	-
Roof:	-	Condo Fee:	\$ 515
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-X1
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

A bright, well-kept 2-bedroom, 2 full bathroom unit with titled underground parking, conveniently located on the main floor with excellent access. As you enter, you are welcomed by an open-concept living space that connects the living room, kitchen, and dining area—ideal for everyday living and entertaining. Large patio doors lead to your private patio, offering easy access for guests. Designed for privacy, the bedrooms are located on opposite sides of the main living area. The spacious primary suite features a walk-through closet and a private 4-piece ensuite. The second bedroom is also generously sized with convenient access to the shared 4-piece bathroom, which also includes the in-suite laundry area—perfect for guests, roommates, or a home office. Enjoy the comfort of secure, heated underground parking year-round, along with the convenience of an additional secure storage unit located in front of the parking stall. Condo fees are reasonable and include heat and water. Located in Copperfield, one of Calgary’s most popular southeast communities, residents enjoy scenic walking paths, ponds, parks, and a family-friendly atmosphere. The community offers easy access to schools, playgrounds, shopping, restaurants, and major roadways, making commuting simple while still enjoying a quiet neighborhood setting. Whether you’re a first-time buyer, downsizer, or investor, this condo offers excellent value in a well-established community. Don’t miss the opportunity to make Copperfield your home.